

Applicant Submission

2024 October 16



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Proposed Land Use Change Applicant Submission Statement

Site Location: 8600 34 AV SE

Existing Land Use: Direct Control (DC18D2008) District

Proposed Land Use: Direct Control (DC) District based on S-FUD District rules, additional new use of "Woodworking Shop"

APPLICATION SUMMARY

On behalf of Bec Woodcraft, CivicWorks has made a Land Use Redesignation (LOC2024-0131) application to transition the property at 8600 34 AV SE from the existing Direct Control (DC18D2008) District to a Direct Control (DC) District based on Special Purpose - Future Urban Development (S-FUD) District rules. The proposed technical amendment seeks to bring the site's current and longstanding woodworking shop use into compliance with Calgary Land Use Bylaw 1P2007.

Bec Woodcraft is a family-owned and operated business, built on a tradition of quality craftsmanship. Since the construction of a woodworking shop on the site in 2002, Bec Woodcraft has established itself as a trusted neighbour and respected maker across the Greater Calgary Metropolitan Area and Alberta.

On August 1, 2007, the Province of Alberta issued OC 333-2007, which annexed lands from the Municipal District (M.D.) of Rocky View to The City of Calgary to meet Calgary's long-term growth plans. The woodworking shop had been incorporated into a Direct Control (DC) District land use issued by the M.D. of Rocky View Development Authority before annexation. Following annexation, a City-led zoning was undertaken in 2008 to transition the site to a DC (DC18D2008) District based on S-FUD District rules.

A Stop Order, pursuant to the *Municipal Government Act (MGA)*, was issued on the subject site in February 2024 by Calgary Planning & Development. The Stop Order pertained to the current woodworking use, which is not permitted under the existing Direct Control (DC18D2008) District. This Land Use Amendment application seeks to bring the site's current and longstanding use into compliance with the City's Land Use Bylaw by establishing a new DC District based on S-FUD District rules, which adds "Woodworking Shop" as a Discretionary Use. No other changes to the site's land use are proposed.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital.

The proposed change and development vision are consistent with city-wide goals and policies. The MDP designates the site under the "Future Greenfield" policy area which encourages: the protection of land for future urban development and allows for a limited range of uses that do not compromise the developability of land for urban purposes (Policy 3.6.2 [a]). The MDP also states that "Future Greenfield" areas should be planned for adaptation, which may evolve over time (Policy 3.6.2 [h]).

The proposal to bring the site's current and longstanding use into compliance with Calgary's Land Use Bylaw 1P2007 also meets city-wide goals of protecting industrial land uses, supporting: the contribution of industrial and commercial uses to a strong and prosperous economy (Policy 2.1.2 [a]); efficient use of infrastructure with more compact built forms (Policy 2.2.4 [a]); diverse employment opportunities that are integrated into the community (Policy 2.2.4 [b]); and the protection of industrial land supply across Calgary (Policy 3.7.1[a]).



REGIONAL PLANS

The subject site is located within the boundaries of the *East Regional Context Study (2009)* and *Rocky View / City of Calgary Intermunicipal Development Plan (IDP, 2012)*. The *East Regional Context Study* is a non-statutory plan which designates the site under the "Residential" policy area. The "Residential" policy area supports a diversity of residential housing types and supports uses that are compatible to residential development.

The *Rocky View County / City of Calgary IDP* is a statutory plan which supports intermunicipal cooperation and identifies key regional focus areas. The *Rocky View County / City of Calgary IDP* ensures clear planning and development decisions, by adopting regional priorities for "Residual Long-Term Urban Growth Areas" and the "Peigan Trail Extension" which apply to the site. The City of Calgary's goals for "Residual Long-Term Urban Growth Areas" includes accommodating temporary uses before comprehensive development and integrating planning with adjacent lands in Rocky View County. The "Peigan Trail Extension" proposes a future intermunicipal connection between Rocky View County and The City of Calgary. To ensure a suitable transition of uses, lands to the north of the future Peigan Trail alignment are designated for residential use within The City of Calgary, while southern lands are designated for industrial use within Rocky View County.

LOCAL AREA PLAN

The project site is located within the undeveloped community of Residual Sub-Area 09P, which does not currently have a Local Area Plan in place to provide development guidance for the subject site. Furthermore, The City of Calgary is not actively pursuing a new comprehensive planning document for this parcel or the surrounding area. Therefore, we look to the *MDP* and *IDP* for alignment on city / regional goals and policies.

APPLICANT-LED OUTREACH

Bec Woodcraft and the Applicant team are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide surrounding residents and businesses with opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about proposed land use changes in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with mailers delivered to businesses and residents within $\pm 400\text{m}$ of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office, with opportunities to share feedback, find out more about the project or meet with the Applicant team as needed.

As our outreach process draws to a close and we approach key decision points, an *Applicant-led Outreach Summary* will be shared with local residents, businesses, the Ward Councillor's Office and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CONCLUSION

The proposed land use change and technical amendment is in keeping with city / regional goals and policies, will maintain and support an existing local business, and protect future urban development on the east side of Calgary.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing 8600 34 AV SE.